

PB# 81-7

**New Windsor Associates
(John Flannery)
(Never Materialized)**

New Windsor Associates -- John Flannery⁸¹⁻¹⁷
Site Plan

never materialized
given to Town Clerk 1/3/81 sh.

TOWN OF NEW WINDSOR			General Receipt		4535
555 Union Avenue New Windsor, N. Y. 12550			Rep. <u>Feb. 11</u> 19 <u>81</u>		
Received of <u>John Flannery (New Windsor Assoc.)</u>			<u>\$ 25.00</u>		
<u>Twenty-five and 00/100</u>					DOLLARS
For <u>Lotte Plan</u>					
DISTRIBUTION					
FUND	CODE	AMOUNT			
<u>25.00</u>					
<u>Ck</u>					
By <u>Pauline H. Townsend</u>					
			<u>Town Clerk</u>		
			Title		

Williamson Law Book Co., Rochester, N. Y. 14609

NEW WINDSOR PLANNING BOARD MEETING
TOWN HALL
WEDNESDAY, MAY 13, 1981 8:50 P.M.

BOARD MEMBERS PRESENT: CHAIRMAN ERNEST SPIGNARDO, LAWRENCE JONES,
HENRY VAN LEEUWEN, PHILIP INFANTE,
C. JAMES MCCABE, CARL SCHIEFER AND HENRY
REYNS.

OTHERS PRESENT: PAUL V. CUOMO, PLANNING BOARD ENGINEER
PHILIP CROTTY, PLANNING BOARD ATTORNEY,
SHIRLEY HASSDENTEUFEL, SECRETARY

tape #325

Chairman Spignardo called the meeting to order and presided over same.

#2 on the agenda:

Plum Point Property - (Kanaje) Elliot Weiner

No representation

#3 on the Agenda

George Baxter Discussion
re: building a house

Mr. Baxter explained that he wished to put up a tenant house on his property. He is not subdividing the property.

Mr. Baxter showed on his plans where he wanted to put a driveway and build a house. It is his land he explained.

Mr. Infante: If it is 1 large parcel, you can't put 2 houses.

Mr. Baxter: What good is an Agricultural District?

Mr. Van Leeuwen: When he wants to sell he would have to subdivide then.. He has enough land. Mr. Baxter, you don't need a subdivision as long as you don't sell. He doesn't have to get a mortgage.

Mr. Baxter: Would it be a problem to subdivide?

Motion by Mr. Van Leeuwen seconded by Mr. Jones that the Planning Board of the Town of New Windsor recommend to the Building and Zoning Inspector that George Baxter of Mt. Airy Road be given permission to build and to get a building permit.

Roll call Jones: yes

Van Leeuwen: yes

Infante: yes

Spignardo: yes

MCCabe: yes

Schiefer: yes

Reyns: yes

Motion carried, 7 ayes, no nays.

#4 on the agenda:

New Windsor Associates Plaza #81-7
Route 32
Represented by John Flannery

Chairman Spignardo read a letter from Planning Board Engineer Cuomo dated 5/13/81 (see attach.#1)
This is one lot. Limited curb cuts.

Mr. Cuomo: They want curb cut for future.

Mr. Flannery: I am sorry I came tonight. I had a letter from the State okaying this one. Let me sit down with them and change it. I will give them whatever they want.

Mr. Van Leeuwen: Fifty foot curb cut. He wants to look for the future.

Mr. Flannery: I am in agreement.
I needed three things. 1.State
2. Drainage - resolved
3. Zoning - resolved

I will get to the DOT.

Mr. Van Leeuwen: Why don't you come in with a plan stating that this is what you want to do. We could then review it when they come in.

Mr. Flannery: New Windsor Associates want to build at this point on this lot. This particular lot.

Mr. Jones: Is that man crippled? We have never seen him.

Mr. Linder is very much alive and well.

Mr. Jones: One curb cut. What about storm drainage in the future?

Mr. Flannery: Our drainage is expandable.
I will get back to you. Thank you.

#5 on the agenda:

Kenneth Babcock Discussion
Station Road

Mr. Babcock: My father owns this property. He wants to give it to me. Driveway is there. This (pointing to plan) is my brothers property.

Mr. Van Leeuwen: This is the lane going to the farm?

Mr. Babcock: Yes.

Chairman Spignardo: I would suggest the lane become a fifty foot road. Build on the lane but leave an easement of twenty - five feet.

Mr. Van Leeuwen: Without it you might have difficulty getting a mortgage.

Chairman Spignardo: Easement in the deed that could be made into 50 ft.

Mr. Van Leeuwen: You don't have to build road now just an easement is necessary.

Chairman Spignardo: Get it changed on the map and have your plans drawn up. When you are ready call the secretary for a date to return before the Board.

Mr. Babcock: Thank you.

.....
Motion by Mr. Van Leeuwen seconded by Mr. Jones that the Planning Board of the Town of New Windsor instruct Mr. Spignardo to file signed contract of McGoey, Hauser and Grevas with the Town Clerk.

Roll call:	Jones-yes	Schiefer-yes
	Infante-yes	Van Leeuwen-yes
	McCabe-yes	Spignardo-yes
	Reyns-yes	

Motion carried - all ayes, no nays.

Motion by Mr. McCabe seconded by Mr. Reyns that the Planning Board of the Town of New Windsor approve the minutes of the Special Meeting held on April 29, 1981.

Roll call:	Jones-yes	Schiefer-yes
	Infante-yes	Van Leeuwen-yes
	McCabe-yes	Spignardo-yes
	Reyns-yes	

Motion carried 7 ayes, no nays. Minutes approved.

Motion by Mr. Van Leeuwen seconded by Mr. Jones that the Planning Board of the Town of New Windsor adjourn the meeting of May 13, 1981.

Roll call:	Jones-yes	Schiefer-yes
	Infante-yes	Van Leeuwen-yes
	McCabe-yes	Spignardo-yes
	Reyns-yes	

Motion carried - meeting adjourned 7 ayes, no nays.
Meeting adjourned 9:45 p.m.

Respectfully submitted,
Shirley B. Hassdenteufel
SHIRLEY B. HASSDENTEUFEL
Recording secretary.

To: Mr. E. Spignardo, Chairman
Planning Board

From: Paul V. Cuomo, P.E.
Town Engineer

Date: May 13, 1981

Subject: Temple Hill Plaza
Route 32
Town of New Windsor

On May 13, 1981, at 12 noon, I had a conference at Poughkeepsie with Mr. Jeff Wickeri, Region 3, Traffic Engineer.

Mr. Wickeri expressed his desire to have one (1), but not more than two (2) curb cuts for the complete Temple Hill Plaza plot.

This plot has the potential for six (6) curb cuts at the present time, and being next to the Speiser/Carlin property, Senior Citizen housing cut would ultimately result in seven (7) curb cuts in that area.

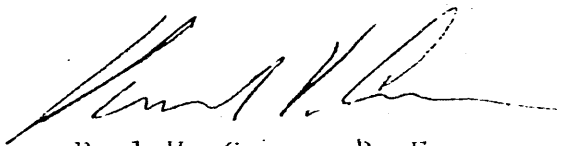
Therefore, I am recommending to the Planning Board that the driveway cuts as shown on the plan dated October 1980, revised May 1981, that they be changed so that they may be a maximum of two (2) curb cuts for the Temple Hill Plaza property.

Therefore, this curb cut will neutralize the fact that the straight run return on the Speiser/Carlin curb cuts will be 1 1/2 feet instead of five feet.

The State also said that they will grant permission for the Speiser/Carlin curb cut provided the roadway or driveway is 24' wide with a 15 foot turn radius at the end.

I will explain the geometry to the Planning Board.

PVC/mfb


Paul V. Cuomo, P. E.
Town Engineer

NEW WINDSOR PLANNING BOARD MEETING
TOWN HALL
WEDNESDAY, JANUARY 28, 1981

BOARD MEMBERS PRESENT: CHAIRMAN ERNEST SPIGNARDO, HENRY VAN LEEUWEN, LAWRENCE JONES, PHILIP INFANTE, C. JAMES McCABE, AND CARL SCHIEFER.

OTHERS PRESENT: PHILIP CROTTY, JR., PLANNING BOARD ATTORNEY, PAUL V. CUOMO, TOWN ENGINEER, HOWARD COLLETT, BUILDING & ZONING INSPECTOR, SHIRLEY B. HASSDENTEUFEL, REC. SECRETARY.

tape 218

CHAIRMAN SPIGNARDO CALLED THE MEETING TO ORDER PROMPTLY AT 7:30 P.M. AND PRESIDED OVER SAME.

#1 on the Agenda:

Vails Gate Auto Sales, Inc
located on Rute 94 at Vails Gate
represented by Mr. A. Barr and Mr. Klein

(This property is near the Purple Parlor car wash, across the street from Mans Trailer Sales and Vails Gate Fire Department.)

Mr. Barr: Two hundred ft. would be used by one hundred. There is thirty five more ft. It is vacant.

Chairman Spignardo: What do you plan to do with the surface of it?

Mr. Barr: Shale, oil and chip. The driveways - blacktopped.

Chairman Spignardo: Paul, you haven't seen this, have you?

Mr. Cuomo: No.

Chairman Spignardo: Do any of the Board members have any questions?

Motion by Mr. Van Leeuwen seconded by Mr. McCabe that the Planning Board of the Town of New Windsor send the site plan of Vails Gate Auto Sales, Inc., located on Route 94 in Vails Gate, NY to Mr. Paul Cuomo, Town Engineer for his review and comments, also to the DOT, Vails Gate Fire Department, Fire Bureau, Department of Planning, Orange County for their reviews and comments.

Roll call: Schiefer: yes
McCabe: yes
Infante: yes
Jones: yes
Van Leeuwen: yes
Spignardo: yes

Motion carried, 6 ayes, no nays.

Chairman Spignardo: The reports should be in for you to be on the second meeting in February. (February 25th.)
Thank you.

Mr. Infante: What is that easement for? The back property?
Mr. Barr: Yes.

Atty. Crotty: Should be a site location.

Mr. Klein: Site location on key map in relation to the five corners.. We will have all these at the next meeting.

Mr. Van Leeuwen: Is that trailer going to be on a permanent location or just sit there?

Mr. Klein: Office trailer will be dressed up and on its own foundation.

#2 on the Agenda:

Speiser Carlin
Property Located on Route 32 (Windsor Highway)
represented by Mr. Jim Speiser and
Peter Hustis

Chairman Spignardo: Name of subdivider - Speiser - Carlin Joint Venture, Yonkers, NY. Who owns the property?

Mr. Speiser: Sam Linder. Sam Linder signed the application.

Chairman Spignardo asked for more copies of the site plan.

Mr. Spiser: I am going to be very brief and I represent New Windsor Associates. We are here seeking a subdivision.
I understand this is a minor subdivision.

Mr. Hustis: We propose to subdivide the 40 acres into 3 lots.
1 lot - 5.6 acres, 2nd lot - 14.3 acres and remaining - lot 3 - 19.4 acres. property bounded by Forge Hill Road, west by the Rail Road, School district, Ponderosa and Temple Hill Motel.
We meet the basic requirement of size.

Chairman Spignardo; Lots - strange configuration. Is there a reason?

Mr. Hustis: Lot line created by the architect..

Mr. Speiser: The intent to keep as much distance from Forge Hill Road as possible. This area natural buffer. Near future- lot #2 - site plan.
Area -Showing - would be open.

Mr. Jones: Crazy looking lots.

Chairman Spignardo: Couldn't you achieve this by a straighter line?

Mr. Hustis: We used the contour. It is skirted along contours.

Chairman Spignardo stated that the Town Engineer would have to look at this. The exit road seems to be quite a bank.

Mr. McCabe: How deep is the cut coming off Route 32?

Mr. Hustis: Four and a half (4½ to 5 Ft. to five foot. if you stand on the pavement and look at it.
We will have to get DOT approval, when it becomes a site plan.
I have marked this subdivision sketch with your suggestions.

Chairman Spignardo: Our engineer will have to check this over.

I am concerned about the ingress and egress.

Mr. Cuomo: I would like to work with the DOT if it is okay.

Mr. Speiser: We put egress and ingress where it is to keep it away from the homeowners on Forge Hill Road. We will try to do whatever is to be done. The original concept was the egress would be in another area. Because of the people in the Forge Hill area objecting to any kind of egress into their community, we try to accomodate everyone by putting the egress on Route 32. That was the reason. Another thing we can do within the perimeter of this to try to improve this we would do.

Motion by Mr. Van Leeuwen seconded by Mr. Schiefer that the Planning Board of the Town of New Windsor send the subdivision to the Engineer for his written review and comments.

Roll call: Schiefer:yes
McCabe:yes
Infante:no
Jones:yes
Van Leeuwen:yes
Spignardo:yes

Motion carried, 5 ayes, 1 no.

Mr. Cuomo: How wide is the driveway?

Mr. Cuomo: How wide is the driveway?

Mr. Hustis: 30 ft. maximum.

Mr. Speiser ; We have to come back for a site plan. Is that satisfactory?

If we have to have a public heafing.....

Chairman Spignardo: We are not required by law. If one of the members of the Board or the Board wants that is a different story.

Chairman Spignardo: We are not required by law to have a public hearing. If the Board members wish a public hearing then we must have one.

Mr. Speiser: If we have to have a return a return for a site plan, that might not be appropriate.
A public hearing might be what is needed. Would you grant us a subject to?

Mr. Jones: There will be no subject too's.

Chairman Spignardo: We will put you on the next agenda.

Minutes

Motion by Mr. Schiefer seconded by Mr. McCabe that the Planning Board of the Town of New Windsor approve the minutes of January 28th 1981 as read.

Roll call: Schiefer:yes
Van Leeuwen: Yes
Infante: yes
Jones:yes
Van Leeuwen:yes
Spignardo:- yes

Motion carried 6 ayes, no nays

Adjournment

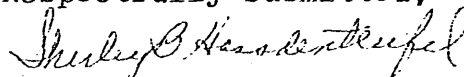
Motion by Mr. McCabe seconded by Mr. Van Leeuwen that the Planning Board of the Town of New Windsor adjourn this meeting of February 4, 1981.

Roll call: Schiefer:yes
McCabe:yes
Infante:yes
Jones:yes
Van Leeuwen:yes
Spignardo:yes

Motion carried 6 ayes, no nays.

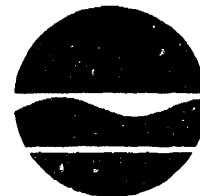
Next meeting February 11th.

Respectfully submitted,



SHIRLEY B. HASSDENTEUFEL
Recording secretary

New York State Department of Environmental Conservation
21 South Putt Corners Road, New Paltz, New York 12561



Robert F. Flacke
Commissioner

February 6, 1981

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12550

Re: Federally Subsidized Housing in New Windsor

Gentlemen:

The above project was recently brought to my attention by a letter from the Vails Gate Homeowners Association to Commissioner Flacke. In order to properly respond to this letter and to determine if the Department has any jurisdiction in this matter we request that an accurate site location map, site plan and any environmental documents you may have received to date be forwarded to the above address. This information should facilitate a proper review and at the same time provide necessary data so that we may assist the Town in complying with the provisions of the State Environmental Quality Review Act (SEQR) if assistance is requested.

We would appreciate receiving this information as soon as possible so that we may make a timely determination. Thank you.

Very truly yours,

George A. Danskin
Regional Permit Administrator
Region 3

GAD/BBR/mem

cc: F. M. Huff

TOWN OF NEW WINDSOR PLANNING BOARD

APPLICATION FOR SITE PLAN APPROVAL

Name John G. Flannery representing New Windsor Associates

Address 17 Bridge Street, Newburgh, New York 12550

1. Owner of the property New Windsor Associates
2. Location of the property:
West Side of New York State Highway No. 32
3. Zone area Part C and Part R-5
4. Nature of business:
Retail Stores.
5. Lot size: Front 200.0' Rear 200.0' Depth 350.0'
6. Building setbacks: Front yard 69' Rear yard 191'
Side yards 35' each
7. Dimensions of new building 90' deep x 130' long
Addition

If addition, state front, side, rear of existing structure:

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project.

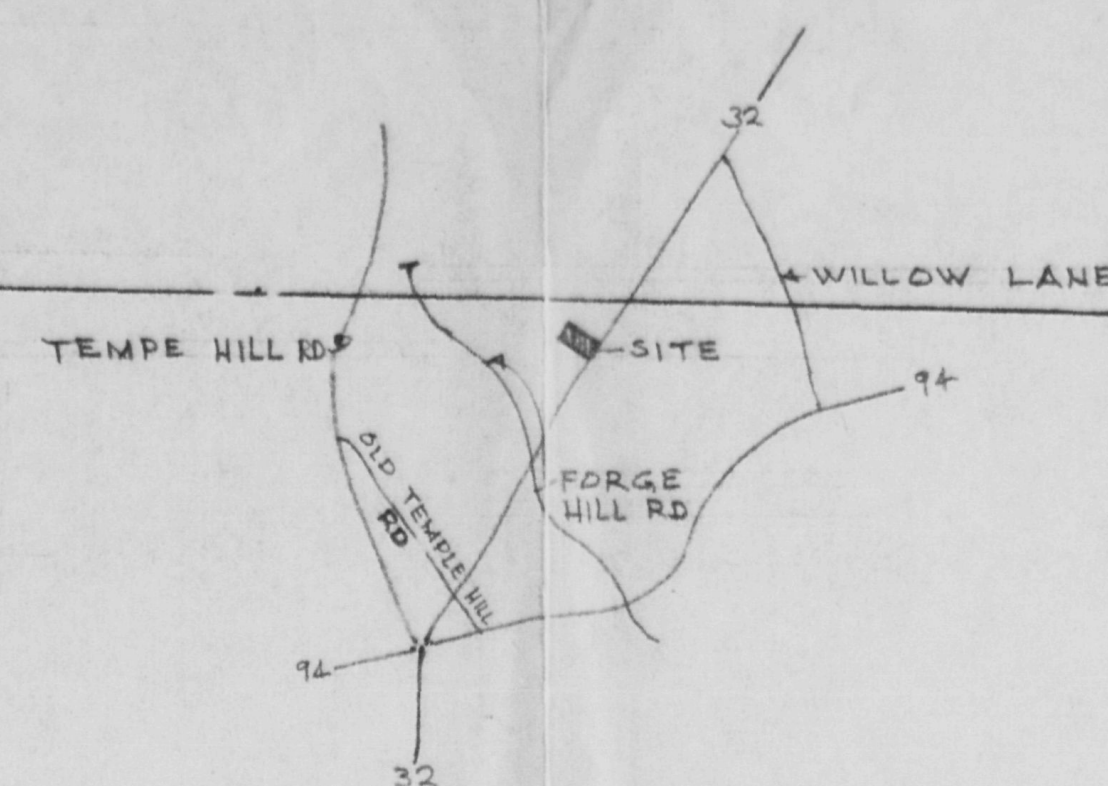
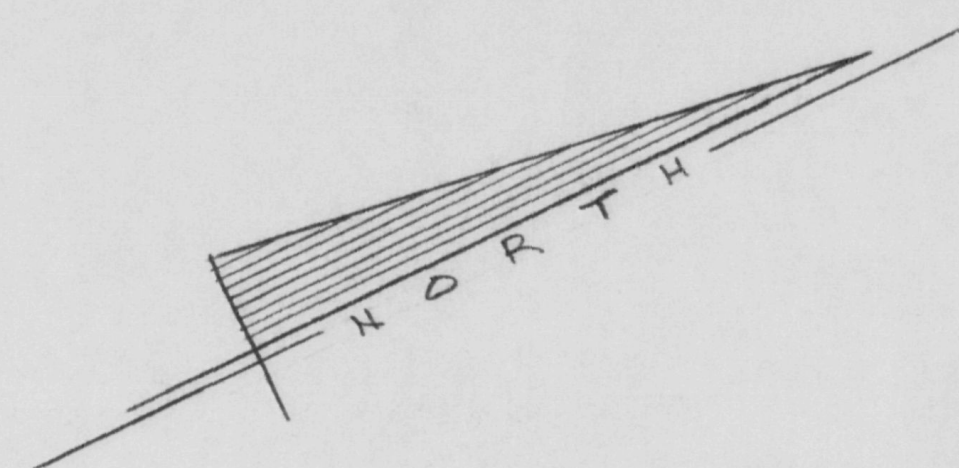
Signed: John G. Flannery

(APPLICANT)

Maps Required for:

Planning Board

N/F NEW WINDSOR ASSOC.



KEY PLAN
SCALE: 1" = 2000'

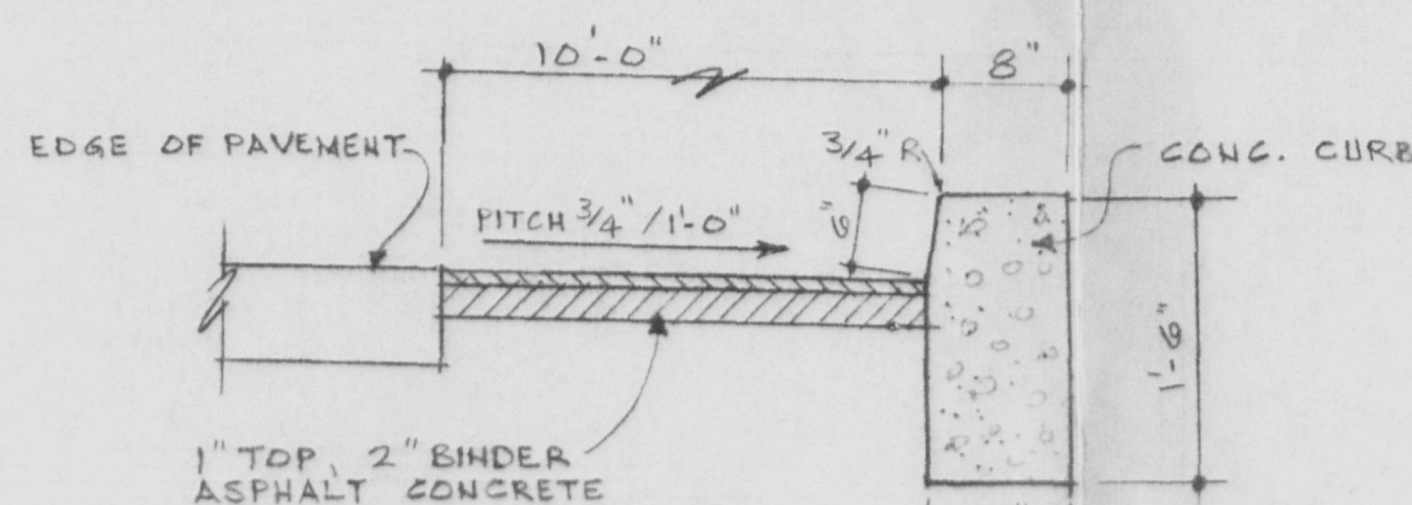
N/F "PONDEROSA"
SYSTEM, INC.

N/F NEW WINDSOR ASSOC.

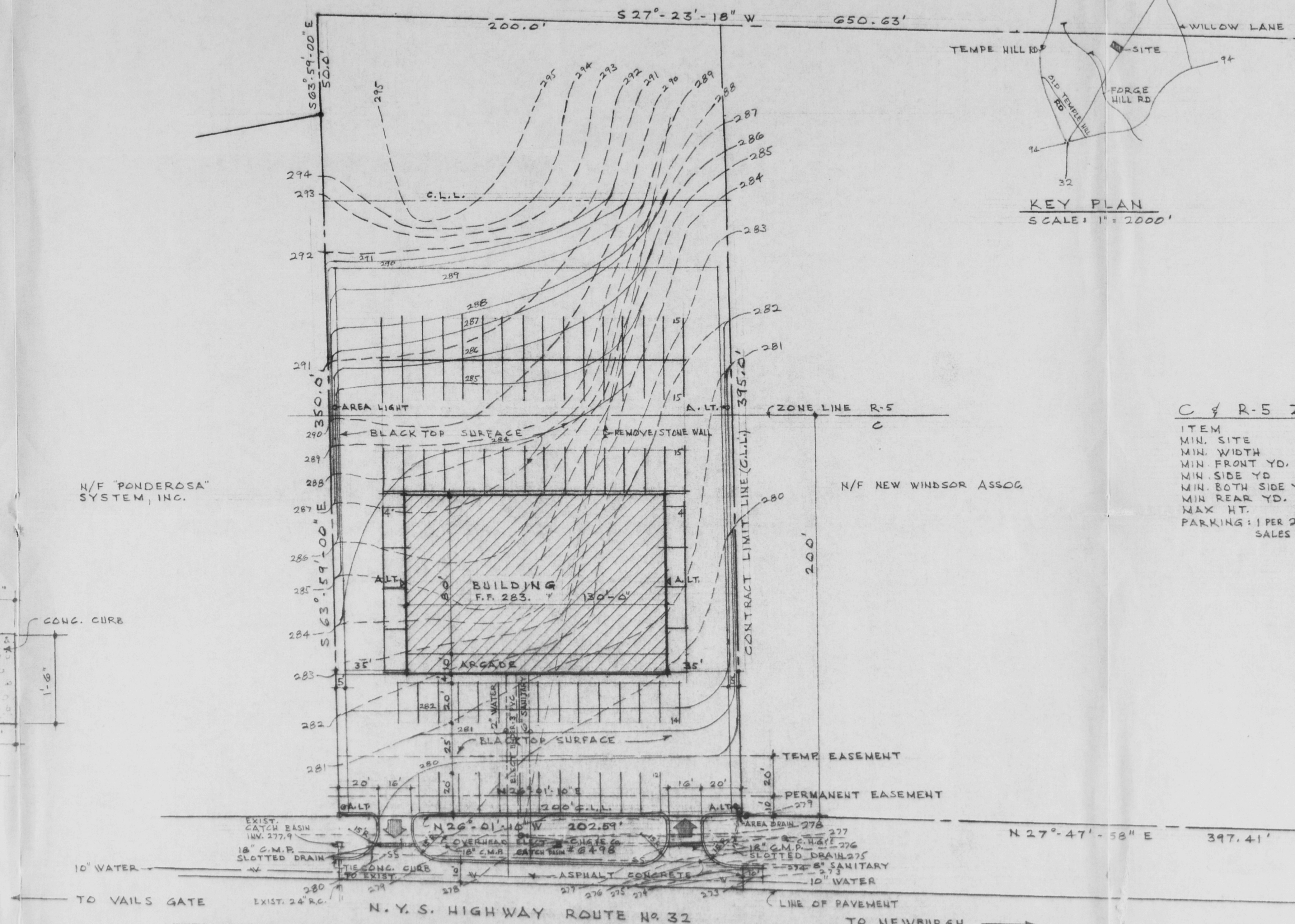
C & R-5 ZONE GROUP DD.1

ITEM	MIN.	HAVE
MIN. SITE	40,000 S.F.	70,000 S.F.
MIN. WIDTH	200'	200'
MIN. FRONT YD.	60'	70'
MIN. SIDE YD.	30'	35'
MIN. BOTH SIDE YDS	70'	70'
MIN. REAR YD.	30'	190'
MAX HT.	17'-0"	13'-0"
PARKING: 1 PER 200 SF		
SALES USE	70 SPACES	79 SPACES

400.0' N 56°-42'-41" W



ENTRANCE DETAIL
SCALE: 1" = 1'-0"



SITE PLAN

SCALE: 1" = 30'

SITE PLAN IS BASED ON A SURVEY BY
WASHBURN ASSOC. L.L.S. NO. 48308, SEPT. 27, 1976 &
PETER R. HUSTIS, L.L.S. NO. 49205, FEB. 6, 1981



TEMPLE HILL PLAZA	
N.Y.S. ROUTE NO. 32 TOWN OF NEW WINDSOR, N.Y.	
NEW WINDSOR ASSOC. - OWNER	
JOHN G. FLANNERY - BUILDER	
JAY S. KLEIN - ARCHITECT	
11 GARDEN DRIVE NEW WINDSOR, N.Y.	
OCT 1980	P.N. 131-80
REV. JAN. 1981	REV. FEB. 1981

A-1